

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM
(THIS IS NOT A PUBLIC HEARING ITEM)**

SUBJECT: REQUEST FOR RENEWAL OF A SPECIAL EXCEPTION TO ESTABLISH A MECHANICAL GARAGE IN THE C-2 (RETAIL COMMERCIAL DISTRICT) AT 1000 COUNTY ROAD 419 (SAM MANSOUR, APPLICANT).

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Earnest McDonald **CONTACT:** Earnest McDonald **EXT.** 7389

Agenda Date 01-26-04 **Regular** ☐ **Consent** ☒ **Public Hearing – 6:00** ☐

MOTION/RECOMMENDATION:

1. **APPROVE** THE REQUEST FOR RENEWAL OF A SPECIAL EXCEPTION TO ESTABLISH A MECHANICAL GARAGE IN THE C-2 (RETAIL COMMERCIAL DISTRICT) AT 1000 COUNTY ROAD 419 (SAM MANSOUR, APPLICANT); OR
2. **DENY** THE REQUEST FOR RENEWAL OF A SPECIAL EXCEPTION TO ESTABLISH A MECHANICAL GARAGE IN THE C-2 (RETAIL COMMERCIAL DISTRICT) AT 1000 COUNTY ROAD 419 (SAM MANSOUR, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

(Commission District #1, Maloy)

(Earnest McDonald, Principal Coordinator)

GENERAL INFORMATION	SAM MANSOUR, APPLICANT 1000 COUNTY ROAD 419 CHULUOTA, FL 32766	C-2 DISTRICT, LDC SECTION 30.763(g); (MECHANICAL GARAGE)
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • THE APPLICANT PROPOSES TO ESTABLISH A 2,400 SF MECHANICAL GARAGE ON A 0.42 ACRE SITE. • THE SUBJECT PROPERTY IS LOCATED IN THE C-2 DISTRICT, WHICH ONLY ALLOWS MECHANICAL GARAGES AS CONDITIONAL USES; A SPECIAL EXCEPTION IS THEREBY REQUIRED. • ON NOVEMBER 25, 2002, THE BOARD OF ADJUSTMENT (BOA) GRANTED A SPECIAL EXCEPTION TO ESTABLISH A MECHANICAL GARAGE ON THE SUBJECT PROPERTY. • ANY SPECIAL EXCEPTION SHALL EXPIRE ONE (1) YEAR AFTER THE DATE OF APPROVAL, UNLESS A DEVELOPMENT PERMIT BASED UPON AND INCORPORATING THE SPECIAL EXCEPTION IS OBTAINED WITHIN THE SAME TIME PERIOD; THE BOA MAY RENEW SUCH SPECIAL EXCEPTION FOR ONE (1) 	

	<p>ADDITIONAL PERIOD PROVIDED GOOD CAUSE IS SHOWN AND THE APPLICATION FOR EXTENSION IS FILED AT LEAST THIRTY (30) DAYS PRIOR TO THE EXPIRATION OF THE ORIGINAL SPECIAL EXCEPTION.</p> <ul style="list-style-type: none">• THIS REQUEST REPRESENTS A REQUEST FOR RENEWAL OF THE PREVIOUSLY GRANTED SPECIAL EXCEPTION, WHICH MAY BE CONSIDERED BY THE BOA <u>WITHOUT PUBLIC HEARING</u>.• ON NOVEMBER 24, 2003, THE BOA GRANTED THE FOLLOWING VARIANCES:<ul style="list-style-type: none">○ (WEST) MINIMUM SIDE YARD SETBACK VARIANCE FROM 50 FT TO 35 FT; AND○ (WEST) MINIMUM ACTIVE BUFFER WIDTH VARIANCE FROM 25 FT TO 15.50 FT.																								
ZONING & FLU	<table><tr><th>DIRECTION</th><th>EXISTING ZONING</th><th>EXISTING FLU</th><th>USE OF PROPERTY</th></tr><tr><td>SITE</td><td>C-2</td><td>COMMERCIAL</td><td>(VACANT) SINGLE-FAMILY HOME</td></tr><tr><td>NORTH</td><td>C-2</td><td>COMMERCIAL</td><td>VACANT</td></tr><tr><td>SOUTH</td><td>C-2</td><td>COMMERCIAL</td><td>SINGLE-FAMILY</td></tr><tr><td>EAST</td><td>R-1</td><td>LDR</td><td>SINGLE-FAMILY</td></tr><tr><td>WEST</td><td>R-1</td><td>LDR</td><td>VACANT</td></tr></table>	DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY	SITE	C-2	COMMERCIAL	(VACANT) SINGLE-FAMILY HOME	NORTH	C-2	COMMERCIAL	VACANT	SOUTH	C-2	COMMERCIAL	SINGLE-FAMILY	EAST	R-1	LDR	SINGLE-FAMILY	WEST	R-1	LDR	VACANT
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STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)	<p>THE BOARD OF ADJUSTMENT (BOA) SHALL HAVE THE POWER TO HEAR AND DECIDE SPECIAL EXCEPTIONS IT IS SPECIFICALLY AUTHORIZED TO PASS UNDER THE TERMS OF THE LAND DEVELOPMENT CODE UPON DETERMINATION THE USE REQUESTED:</p> <p><u>IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:</u></p> <p>STAFF BELIEVES THE PROPOSED USE WOULD BE A COMPATIBLE USE, GIVEN THE EXISTING ZONING AND LAND USE PATTERNS ALONG COUNTY ROAD 419 AND THE POTENTIAL OF THE AREA TO EVENTUALLY TRANSITION TO COMMERCIAL USES. TO PREVENT IMPACT TO ADJOINING RESIDENTIAL PROPERTIES AND MAINTAIN EXISTING COMMUNITY CHARACTER, STAFF FURTHER BELIEVES APPROVAL OF THIS REQUEST SHOULD BE CONTINGENT UPON THE PROVISION OF SUFFICIENT BUFFERS, LIMITED BUILDING HEIGHTS, ARCHITECTURAL CONTROLS AND LIMITED HOURS OF OPERATION.</p> <p><u>DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:</u></p> <p>THERE IS AVAILABLE CAPACITY ON THE ADJOINING ROAD NETWORK TO ACCOMMODATE A USE OF THE TYPE</p>																								

PROPOSED. STAFF DOES NOT BELIEVE THE PROPOSED DEVELOPMENT WOULD ADVERSELY IMPACT EXISTING TRAFFIC PATTERNS, MOVEMENTS AND INTENSITY IF CONSTRUCTED IN ACCORDANCE WITH APPLICABLE SEMINOLE COUNTY TRANSPORTATION STANDARDS.

IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:

THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN DESCRIBES COMMERCIAL FUTURE LAND USE AS APPROPRIATE FOR A VARIETY OF COMMERCIAL USES (INCLUDING MECHANICAL GARAGES) THAT ARE LOCATED AT THE INTERSECTIONS OF MAJOR ROADWAYS AND ALONG MAJOR ROADWAYS AS INFILL DEVELOPMENT WHERE THE USE IS ALREADY ESTABLISHED. WITH THE IMPOSITION OF STAFF'S RECOMMENDED CONDITIONS, THE PROPOSED MECHANICAL GARAGE WOULD BE CONSISTENT WITH THIS DESCRIPTION, GIVEN THE SUBJECT PROPERTY'S LOCATION ALONG COUNTY ROAD 419, WHICH IS DEFINED AS A MAJOR COLLECTOR BY THE LAND DEVELOPMENT CODE.

MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:

BASED ON THE SUBMITTED SITE PLAN, THE PROPOSED USE WOULD MEET THE MINIMUM AREA AND DIMENSIONAL REQUIREMENTS OF THE C-2 DISTRICT WITH THE APPLICATION OF THE VARIANCES GRANTED BY THE BOA ON SEPTEMBER 24, 2003.

WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:

THE SUBJECT PROPERTY HAS A FLU DESIGNATION OF COMMERCIAL, WHICH ALLOWS A VARIETY OF COMMERCIAL USES, INCLUDING NEIGHBORHOOD AND COMMUNITY SHOPPING CENTERS, CONVENIENCE STORES, RETAIL SALES, HIGHWAY ORIENTED COMMERCIAL AND OTHER COMMERCIAL SERVICES. THIS LAND USE CATEGORY IS TYPICALLY LOCATED AT THE INTERSECTIONS OF MAJOR ROADWAYS AS INFILL DEVELOPMENT.

THE COMPREHENSIVE PLAN DESCRIBES THE PROPOSED AUTO REPAIR SHOP AS A USE PERMITTED ONLY BY SPECIAL EXCEPTION WHEN LOCATED IN A COMMERCIAL LAND USE CATEGORY. THEREFORE, STAFF BELIEVES THE PROPOSED USE IS CONSISTENT WITH THE COUNTY'S COMPREHENSIVE PLAN AND WOULD NOT ADVERSELY AFFECT THE PUBLIC INTEREST.

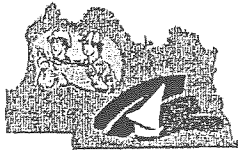
STAFF FINDINGS

- **FACILITIES AND SERVICES.** ADEQUATE PUBLIC FACILITIES AND SERVICES MUST BE AVAILABLE CONCURRENT WITH THE IMPACTS OF DEVELOPMENT ON THE SITE, AND THE APPLICANTS HAVE SUBMITTED AN APPLICATION FOR CONCURRENCY REVIEW. THE SITE IS NOT SERVED BY SEMINOLE COUNTY WATER AND SEWER. THEREFORE, THE APPLICANT IS REQUIRED TO APPLY FOR UTILITY SERVICES FROM THE APPROPRIATE UTILITY PROVIDER(S). BASED UPON CONCURRENCY MANAGEMENT SYSTEM NET AVAILABLE CAPACITY, SUFFICIENT ROADWAY CAPACITY IS AVAILABLE TO SERVICE THE SITE.
- **TRANSPORTATION AND TRAFFIC.** THE EXISTING SITE PLAN PROPOSES DUAL ACCESS TO COUNTY ROAD 419, WHICH IS CLASSIFIED AS A MAJOR COLLECTOR ROAD. BASED ON THE PROVISIONS OF THE LAND DEVELOPMENT CODE, ONLY ONE DRIVEWAY IS PERMITTED FOR THE SITE, AND ACCESS SHOULD BE PROVIDED FROM THE 70 FEET WIDE 10TH STREET RIGHT-OF-WAY TO THE SOUTH. IN ADDITION, A LEFT AND RIGHT TURN LANE IS REQUIRED ON COUNTY ROAD 419 TO PROVIDE INGRESS AND EGRESS TO THE SITE.
- **WATER AND SEWER.** PRIOR TO THE APPROVAL OF FINAL ENGINEERING, THE PROPOSED WELL AND SEPTIC TANK WILL REQUIRE APPROVAL FROM THE SEMINOLE COUNTY HEALTH DEPARTMENT.
- **COMPLIANCE WITH ENVIRONMENTAL REGULATIONS.** THERE ARE NO IDENTIFIED FLOOD PRONE AREAS, THREATENED OR ENDANGERED SPECIES, OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE. CONSISTENT WITH COMPREHENSIVE PLAN POLICY FLU 1.8, ALL PROPOSED DEVELOPMENT MUST COMPLY WITH THE ECONLOCKHATCHEE RIVER PROTECTION OVERLAY STANDARDS, WHICH ARE DESIGNED TO PRESERVE THE ECONLOCKHATCHEE RIVER AS A RECOGNIZED OUTSTANDING NATURAL RESOURCE.
- **SITE ISSUES AND COMPLIANCE WITH SURROUNDING DEVELOPMENT.** SURROUNDING LAND USES HAVE BEEN DETERMINED TO BE A MIXTURE OF VACANT AND RESIDENTIAL USES WITH COMMERCIAL AND RESIDENTIAL ZONING AND FLU DESIGNATIONS. STAFF BELIEVES THE SUBJECT PROPERTY TO BE LOCATED IN AN AREA OF TRANSITION, WHERE INCREASED URBANIZATION IS CREATING SUBSTANTIAL DEVELOPMENT PRESSURE FOR RURAL AND UNDEVELOPED LANDS. STAFF ALSO BELIEVES THAT DEVELOPMENT PRESSURES, IN COMBINATION WITH EXISTING COMMERCIAL FLU AND ZONING DESIGNATIONS, ARE LEADING TO THE GRADUAL CONVERSION OF VACANT AND RESIDENTIAL

PROPERTIES ALONG COUNTY ROAD 419 TO HIGHER INTENSITY COMMERCIAL USES. IN LIGHT OF THIS TRANSITION, STAFF BELIEVES A HIGHWAY ORIENTED COMMERCIAL USE WOULD BE A MORE APPROPRIATE LONG-TERM USE OF THE PROPERTY IN QUESTION.

- STAFF RECOGNIZES THE PROPOSED AUTOMOTIVE REPAIR SHOP WOULD BE A HIGHER INTENSITY USE THAN EXISTING SINGLE-FAMILY USES TO THE EAST AND SOUTH. IT IS BELIEVED, HOWEVER, THAT POTENTIAL ADVERSE IMPACTS COULD BE PREVENTED AND NEIGHBORHOOD CHARACTER COULD BE PRESERVED WITH SENSITIVE SITE DESIGN, SUFFICIENT BUFFERS, LIMITED BUILDING HEIGHTS, ARCHITECTURAL CONTROLS AND LIMITED HOURS OF OPERATION. THE FOREGOING COULD BE ACCOMPLISHED THROUGH THE APPLICATION OF THE LAND DEVELOPMENT CODE AND CHULUOTA NON-RESIDENTIAL DESIGN STANDARDS AS FOLLOWS:
 - IN ACCORDANCE WITH VARIANCES GRANTED BY THE BOA, A (WEST) MINIMUM SIDE YARD SETBACK OF 35 FT AND A (WEST) MINIMUM ACTIVE BUFFER WIDTH OF 15.50 FEET SHALL BE REQUIRED.
 - A LANDSCAPE PLAN IS REQUIRED FOR THE SITE, ALONG WITH DETAILS FOR THE SCREENING OF THE PROPOSED DUMPSTER AND A CHART INDICATING THE SIZE, TYPE, QUANTITY AND WATER USE OF THE PROPOSED LANDSCAPING.
 - A SIX (6) FOOT BRICK OR MASONRY WALL IS REQUIRED AS A COMPONENT OF THE ACTIVE/PASSIVE BUFFER, ALONG WITH SIGNED AND SEALED WALL DETAILS AND WINDLOAD CALCULATIONS.
 - NO LESS THAN TWENTY-FIVE (25) PERCENT OF THE SITE SHOULD REMAIN OPEN SPACE.
 - A TOTAL OF THREE (3) PARKING SPACES ARE REQUIRED FOR EACH OF THE FOUR (4) PROPOSED SERVICE BAYS FOR A TOTAL OF TWELVE (12) PARKING SPACES.
 - THE SITE IS LOCATED WITHIN THE CHULUOTA NONRESIDENTIAL DESIGN DISTRICT. TO COMPLY WITH COMPREHENSIVE PLAN POLICY FLU 11.17 AND THE CHULUOTA NONRESIDENTIAL DESIGN STANDARDS, THE SITE IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - ARCHITECTURAL ELEVATIONS ARE REQUIRED.
 - A CLEAR AND DETAILED DESCRIPTION OF PROPOSED CONSTRUCTION AND SIGN INSTALLATION IS REQUIRED.
 - A FIFTY (50) FOOT FRONT YARD SETBACK AND LANDSCAPING BUFFER NO LESS THAN AN AVERAGE OF TWENTY (20) FEET WIDE AND NO

	<p>LESS THAN TEN (10) FEET WIDE IS REQUIRED ALONG COUNTY ROAD 419.</p> <ul style="list-style-type: none">○ IN AREAS WHERE THE MINIMUM BUFFER IS NOT DENSELY VEGETATED, SUPPLEMENTAL PLANTINGS ARE REQUIRED TO ESTABLISH A MINIMUM PLANTING SCHEME OF FOUR (4) CANOPY TREES PER ONE HUNDRED (100) FEET, SIX (6) UNDERSTORY TREES PER ONE HUNDRED (100) FEET, AND A CONTINUOUS HEDGE WITH A HEIGHT MINIMUM OF THREE (3) FEET AT PLANTING.○ WHERE FEASIBLE, PARKING IS REQUIRED TO BE MASTER PLANNED AND LOCATED TO THE REAR OR SIDE OF THE PROPOSED BUILDING.
STAFF RECOMMENDATION	<p>STAFF THEREBY RECOMMENDS THE BOARD OF ADJUSTMENT APPROVE THE REQUEST TO RENEW THE SPECIAL EXCEPTION BASED ON THE FINDINGS PRESENTED. STAFF FURTHER RECOMMENDS THE IMPOSITION OF THE FOLLOWING CONDITIONS:</p> <ul style="list-style-type: none">○ AUTOMOTIVE WORK SHALL INCLUDE MECHANICAL REPAIRS AND SERVICE. PAINT AND BODY REPAIR SHALL BE PROHIBITED;○ ALL AUTOMOTIVE WORK SHALL BE CONDUCTED WITHIN THE ENCLOSED PRINCIPAL BUILDING;○ THE OUTDOOR STORAGE OF VEHICLES AND / OR SERVICE/REPAIR EQUIPMENT SHALL BE PROHIBITED; AND○ THE PROPOSED USE SHALL BE IN CONFORMITY WITH THE SEMINOLE COUNTY COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE.



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION
1101 EAST FIRST STREET
SANFORD, FL 32771
(407) 665-7444 PHONE (407) 665-7385 FAX

APPL. NO. BS 2003-030

E.M.

APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division.

APPLICATION TYPE:

- ☐ **VARIANCE**
- ☒ **SPECIAL EXCEPTION** Renewal of Special Exception usage of a C-2 parcel as an Auto Repair Shop
- ☐ **MOBILE HOME SPECIAL EXCEPTION**
- ☐ EXISTING ☒ **PROPOSED** ☐ REPLACEMENT
MOBILE HOME IS FOR _____
YEAR OF MOBILE HOME _____ SIZE OF MOBILE HOME _____
ANTICIPATED TIME MOBILE HOME IS NEEDED _____
PLAN TO BUILD ☒ YES ☐ NO IF SO, WHEN ASAP
MEDICAL HARDSHIP ☐ YES (LETTER FROM DOCTOR REQUIRED) ☐ NO
- ☐ **APPEAL FROM DECISION OF THE PLANNING MANAGER**

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME	SAM MANSOUR	RAMADAN SEYAM, ZOSER DESIGN BUILD GROUP, INC
ADDRESS	1760 LAKE TERRACE DRIVE EUSTIS, FL 32726	2277 LEE ROAD, SUITE 200B WINTER PARK, FL 32789
PHONE 1	352-315-9595	407-644-0911
PHONE 2	352-483-2347	321-436-6378
E-MAIL		rszoser@k2services.com

PROJECT NAME: MANSOUR AUTO

SITE ADDRESS: 1000 CR 419

CURRENT USE OF PROPERTY: Vacant Residential

LEGAL DESCRIPTION: LOTS 15 AND 16 (LESS THE EAST 15 FEET OF LOT 16 FOR ROAD), BLOCK 72 NORTH CHULUOTA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 54-58 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

SIZE OF PROPERTY: .464 acre(s) PARCEL I.D. 21-21 32^{5CF} 7200-0150

UTILITIES: ☐ WATER ☒ WELL ☐ SEWER ☒ SEPTIC TANK ☐ OTHER _____

KNOWN CODE ENFORCEMENT VIOLATIONS NO

IS PROPERTY ACCESSIBLE FOR INSPECTION ☒ YES ☐ NO

This request will be considered at the Board of Adjustment regular meeting on JAN 26, 2004 (mo/day/yr), in the Board Chambers (Room 1028) at 6:00 p.m. on the first floor of the Seminole County Services Building, located at 1101 East First Street in downtown Sanford, FL.

I hereby affirm that all statements, proposals, and/or plans submitted with or contained within this application are true and correct to the best of my knowledge.

[Signature]
SIGNATURE OF OWNER OR AGENT*

11/01/03
DATE

* Proof of owner's authorization is required with submittal if signed by agent.

ADDITIONAL VARIANCES

VARIANCE 2:

VARIANCE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

VARIANCE 8:

APPEAL FROM BOA DECISION TO BCC

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME		
ADDRESS		
PHONE 1		
PHONE 2		
E-MAIL		

NATURE OF THE APPEAL

SIGNATURE

BCC PUBLIC HEARING DATE

FOR OFFICE USE ONLY


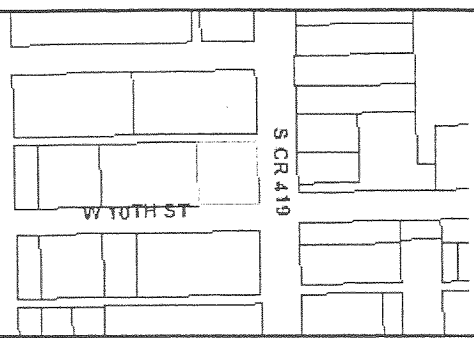

PROCESSING:

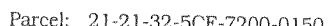
FEE: 8370 COMMISSION DISTRICT 1 FLU/ZONING COM/C-2

LOCATION FURTHER DESCRIBED AS LOCATED ON THE NW
CORNER OF 10TH STREET & CR 419

PLANNER VR/EM DATE Nov 24, 2003

SUFFICIENCY COMMENTS As a regular item (no public hearing required)

PARCEL DETAIL	REAL ESTATE	PERSONAL PROPERTY	TAX ROLL	TAX SEARCH	◀ ◻ ▶	Back ▶ ▶																																													
 <p>Seminole County Property Appraiser Services 1101 E. First St. Sanford FL 32771 407-665-7506</p>																																																			
<p align="center">GENERAL</p> <p>Parcel Id: 21-21-32-5CF-7200-0150 Tax District: 01-TX DIST 1 - COUNTY</p> <p>Owner: MANSOUR SAM & FLORANSE Exemptions:</p> <p>Address: 1760 LAKE TERRACE DR</p> <p>City,State,ZipCode: EUSTIS FL 32726</p> <p>Property Address: 1000 419 CR S CHULUOTA 32766</p> <p>Subdivision Name: NORTH CHULUOTA</p> <p>Dor: 01-SINGLE FAMILY</p>			<p align="center">2004 WORKING VALUE SUMMARY</p> <p>Value Method: Market</p> <p>Number of Buildings: 1</p> <p>Depreciated Bldg Value: \$40,701</p> <p>Depreciated EXFT Value: \$0</p> <p>Land Value (Market): \$30,375</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$71,076</p> <p>Assessed Value (SOH): \$71,076</p> <p>Exempt Value: \$0</p> <p>Taxable Value: \$71,076</p>																																																
<p align="center">SALES</p> <table border="1"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>05/2002</td> <td>04410</td> <td>0100</td> <td>\$115,000</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>06/1999</td> <td>03668</td> <td>1592</td> <td>\$46,000</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1978</td> <td>01152</td> <td>1553</td> <td>\$20,700</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1977</td> <td>01117</td> <td>0882</td> <td>\$14,000</td> <td>Improved</td> </tr> </tbody> </table> <p align="center">Find Comparable Sales within this Subdivision</p>			Deed	Date	Book	Page	Amount	Vac/Imp	WARRANTY DEED	05/2002	04410	0100	\$115,000	Improved	WARRANTY DEED	06/1999	03668	1592	\$46,000	Improved	WARRANTY DEED	01/1978	01152	1553	\$20,700	Improved	WARRANTY DEED	01/1977	01117	0882	\$14,000	Improved	<p align="center">2003 VALUE SUMMARY</p> <p>2003 Tax Bill Amount: \$1,228</p> <p>2003 Taxable Value: \$71,649</p> <p align="center">DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>																		
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<p>NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes. *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																																																			



SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On January 26, 2004, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOTS 15 and 16 (less the east 15 feet of lot 16), BLOCK 72, TOWNSITE OF NORTH CHULUOTA, PB 2, PGS 54 to 58

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owner: SAM AND FLORANSE MANSOUR
1760 LAKE TERRACE DRIVE
EUSTIS, FL 32726

Project Name: AUTOMOTIVE REPAIR SHOP

Requested Development Approval:

SPECIAL EXCEPTION TO ESTABLISH AUTOMOBILE REPAIR SHOP AT 1000 COUNTY ROAD 419, ON PROPERTY ZONED C-2 (RETAIL COMMERCIAL DISTRICT)

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Earnest McDonald
1101 East First Street
Sanford, Florida 32771

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

1. A thirty-five (35) feet building setback in combination with a fifteen and one-half (15.5) foot active buffer shall be provided on the western (active) edge of the property.
2. A six (6) foot brick or masonry wall will be provided as a component of the active/passive buffer.
3. A minimum of twenty-five (25) percent of existing trees greater than three inches (3") measured four and one-half feet (4.5") from the ground shall be left undisturbed.
4. A total of three (3) parking spaces will be provided for each of the four (4) proposed service bays for a total of twelve (12) parking spaces.
5. A landscaping buffer no less than an average of twenty (20) feet wide and no less than ten (10) feet wide will be provided along County Road 419 in combination with a 50 foot building setback.
6. In areas where the minimum buffer is not densely vegetated, supplemental plantings will be provided to establish a minimum planting scheme of four (4) canopy trees per one hundred (100) feet, six (6) understory trees per one hundred (100) feet, and a continuous hedge with a height minimum of three (3) feet at planting.
7. Where feasible, parking will be master planned and located to the rear or side of the proposed building.
8. Building height shall not exceed thirty-five (35) feet.
9. Maximum floor area ratio (FAR) shall not exceed 0.35.
10. The proposed building shall be harmonious with the pattern, proportions and materials of surrounding rural structures.
11. Architectural finishing details, such as moldings and window trim shall be required on all sides of the proposed building, regardless of visibility from County Road 419 and shall be reviewed at final site plan submittal.
12. The exterior of the proposed building shall remain natural (unpainted wood or brick) or be painted in muted, complimentary natural colors.
13. Hours of operation shall be from 7 a.m. to 7 p.m., Monday through Friday.

14. All signs shall be coordinated with the building design in height, size, materials and color, so as to provide a unified appearance.
15. All service areas and mechanical equipment (ground or roof), but not limited to, air conditioning condensers, heating units, electric meters, satellite dishes, irrigation pumps, ice machines and dispensers, outdoor vending machines, propane tanks, displays and refilling areas shall be screened so that they are not visible from either West 10th Street or County Road 419.
16. No storage or overnight parking of vehicles shall be permitted outside the proposed building.
17. No outdoor storage of parts, equipment, or scrap materials shall be permitted on the property.
18. Outdoor lighting shall be provided in accordance with an approved lighting plan.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: _____
Matthew West
Planning Manager

OWNER'S CONSENT AND COVENANT

COMES NOW, the owners, SAM and FLORANSE MANSOUR, on behalf of itself and its heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Witness

SAM MANSOUR
Property Owner

Witness

FLORANSE MANSOUR
Property Owner

STATE OF FLORIDA)

COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Insert Name who is personally known to me or who has produced _____ as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2004.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: